



james ashley
commercial
property consultants

27 Woodcote Road | Wallington | Sutton | SM6 0LH
SELF-CONTAINED OFFICES TO LET

27 Woodcote Road | Wallington | Sutton | SM6 0LH | FIRST FLOOR OFFICES TO LET

- first floor
- 122.16 m² (1,315 ft²) approx.
- 'e' use class
- new lease available
- rent: £26,500 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

Self-contained first floor offices, currently arranged as two large interconnecting office rooms, staff room, kitchen, store room, cloak room, male and female WC's.

We understand that the premises have an 'E' Use Class, which includes; leisure, medical and office. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Situated on Woodcote Road (A237) between Ross Parade and Wallington Square, in the centre of Wallington.

Neighbouring occupiers include; Paddy Power, TSB, HSBC, Subway, Caffè Nero, KFC, Tesco Express, Santander, Ladbrokes, Iceland, Greggs, Costa, Nationwide, Boots, Holland & Barrett, together with a good mix of other independent and local traders.

Wallington mainline railway station is within walking distance, providing services to London Victoria, Clapham Junction and Epsom. There are also buses serving the area located on Woodcote Road.

ACCOMMODATION

First floor	122.16 m ²	1,315 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value will need to be re-assessed as it currently includes the Ground Floor. Contact Sutton Council on 020 8770 5000 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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